

# Holderr

A Modern Estate Agent



Plot 8 Woolcroft Rise Ingleberry Road, Loughborough, LE12 9DE

£425,000

BRAND NEW HOME

SOUTH FACING GARDEN

LOCATED NEAR OPEN GREEN SPACE

MOVE IN THIS SUMMER

EN SUITE & FITTED SLIDING WARDROBES TO THE MASTER BEDROOM

£10,000 GIFTED DEPOSIT

## Summary

Experience a home designed for the rhythms of modern life. The four-bedroom Wyatt blends expansive open-plan areas with intimate retreats, offering a layout that is as functional as it is elegant.

### The Heart of the Home

The ground floor is defined by a superior open-plan kitchen and dining suite. Bathed in natural light from contemporary French doors, this space seamlessly transitions into an inviting family area—perfect for relaxing while dinner simmers.

**Symphony Designer Kitchen:** Featuring sleek cabinetry that conceals an abundance of clever storage solutions.

**The Lounge:** Located across the hall, this substantial room features a classic bay window, creating a refined sanctuary for evening relaxation.

**Practical Extras:** A dedicated utility cupboard and a discreet cloakroom ensure the main living areas remain clutter-free.

### Rest and Refinement

Upstairs, the Wyatt continues to impress with four generously proportioned bedrooms, each finished in a neutral palette—a blank canvas ready for your personal touch.

**Master Suite:** A private haven complete with mirror-fronted sliding wardrobes and an exclusive en suite shower room.

**Family Bathroom:** A high-end four-piece suite featuring a separate bath and shower.

**Premium Finishes:** Styled with elegant Roca white sanitary ware and polished Hansgrohe fittings.

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or

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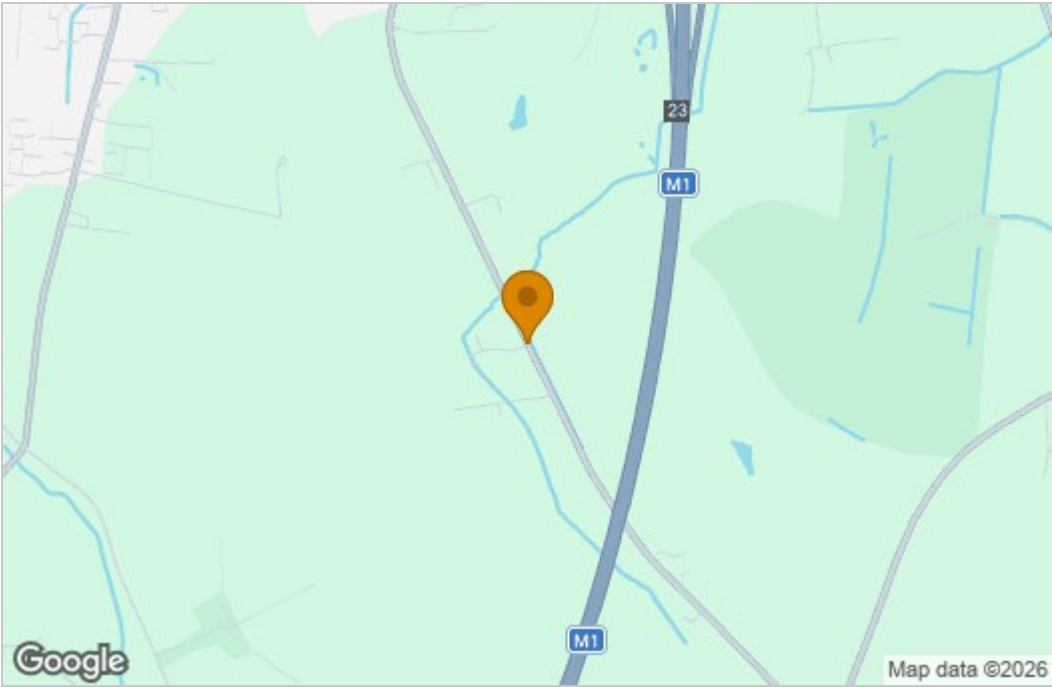
## Extra Information

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](https://check-long-term-flood-risk.service.gov.uk/postcode)

Floor Plan



Area Map



Energy Efficiency Graph



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